

## **SITE PLAN REVIEW AGENDA**

**Tuesday, February 14, 2017**

### **NEW SITE PLAN REVIEW APPLICATIONS**

**File #:** SP-24-16-17  
**Applicant:** Matthew Oates (Delta Sonic Car Wash Systems, Inc.)  
**Address:** [1535 Hudson Avenue](#) and 611 East Ridge Road  
**Zoning District:** C-3  
**Description:** Demolish existing 6,700 square foot vacant building and construct new 14,000 square foot vehicle service operation and convenience store, gas sales, and queuing and prep area for existing car wash at 611 East Ridge (Town of Irondequoit). Project includes associated parking and landscaping improvements. Requires 239m review by Monroe County due to location within 500 feet of a municipal border.

**Requirement for Site Plan Review:** 120-191D(3)(b)[3]: Conversion to or from any vehicle-related uses or the development or redevelopment of any sites devoted to such uses

**Site Plan Type:** Minor  
**Quadrant:** NE  
**Enforcement:** No  
**SEQR:** Unlisted (Coordinated SEQR review not required. City Director of Planning and Zoning will be lead agency for city portion of project, Town of Irondequoit Planning Board will be lead agency for town portion of project.)

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761

### **SITE PLAN REVIEW PROJECT UPDATES:**

**File #:** SP-17-16-17  
**Address:** [40 Donald Street](#)  
**Zoning District:** M-1  
**Description:** Construct 262 unit, 5 building, self storage facility on northern portion of the property

**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan findings pending

**File #:** SP-11-16-17  
**Address:** [428 Adirondack Street](#) (includes 404, 428, 440, 446, 454, and 458)  
**Zoning District:** M-1  
**Description:** Change use from storage facility to truck repair operation.  
**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762  
**Notes:** Site Plan findings issued, scheduled for 2-16-2017 ZBA

**File #:** SP-04-16-17  
**Address:** [309 Jefferson Avenue](#) (includes 309 Jefferson, 299 Jefferson, 10, 12,

and 14 St. Clair Street)  
**Zoning District:** R-2  
**Description:** To construct a 28 space parking area to serve existing church and establish ancillary parking lots across Jefferson.  
**Contact Person:** Peter Siegrist, [peter.siegrist@cityofrochester.gov](mailto:peter.siegrist@cityofrochester.gov), 585-428-7238  
**Notes:** Waiting for applicant to submit revised drawings

**File #:** **SP-38-15-16**  
**Address:** [359](#), 365, 371 and 377 Whitney Street  
**Zoning District:** M-1  
**Description:** To change use to vehicle repair and sales and combine 359, 365, 371 and 377 into a single parcel.  
**Contact Person:** Jason Haremza, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov), 585-428-7761  
**Notes:** Site Plan Approval pending

**File #:** **SP-07-16-17**  
**Address:** [360 Alexander Street](#)  
**Zoning District:** R-2  
**Description:** Legalize 22 space parking lot as ancillary parking for hotel and restaurant at 384 East Avenue.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Project scheduled for 2-16-2017 REC; Site Plan findings pending.

**File #:** **SP-10-16-17**  
**Address:** [87 Kenilworth Terrace](#)  
**Zoning District:** C-2  
**Description:** Legalize 23 space parking lot as ancillary parking for 19 unit multifamily dwelling at 820 East Main Street.  
**Contact Person:** Jill Wiedrick, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov), 585-428-6914,  
**Notes:** Site Plan findings pending.

**File #:** **SP-40-15-16**  
**Address:** [1037 Bay Street](#)  
**Zoning District:** C-1  
**Description:** To legalize use of the western portion of the parcel as part of the vehicle repair operation on the eastern portion.  
**Contact Person:** Jill Wiedrick, 585-428-6914, [jill.wiedrick@cityofrochester.gov](mailto:jill.wiedrick@cityofrochester.gov)  
**Notes:** Site Plan findings pending.

**File #:** **SP-01-16-17**  
**Address:** [1509 North Clinton Avenue](#) (project includes 19 and 15 Sunshine Street, 1509, 1519, and 1525 North Clinton Avenue)  
**Zoning District:** M-1, C-2  
**Description:** Expand junkyard operation from 19 Sunshine into 1509 North Clinton. Existing vehicle parts sales and associated offices at 1519 and 1525 North Clinton to remain.  
**Contact Person:** Jason Haremza, 585-428-7761, [jason.haremza@cityofrochester.gov](mailto:jason.haremza@cityofrochester.gov)

**Notes:** Site Plan findings pending.

**File #:** **SP-06-16-17**

**Address:** [2611 Mount Read Boulevard](#) (project includes 11 parcels: 2543, 2547, 2553, 2563, 2569, 2587, 2591, 2595, 2599, 2603, 2611 Mount Read)

**Zoning District:** C-3

**Description:** Redevelop vehicle related site. Add a four bay vehicle service operation (Mobil Express Lube) to the existing vehicle sales operation (Websmart Auto, which is affiliated with Bob Johnson Chevrolet) at north end of site, along West Ridge Road. Expand the parking associated with the Bob Johnson Detail Shop at the south end of the site. Includes pavement, landscaping, and drainage improvements.

**Contact Person:** Tom Kicior, [thomas.kicior@cityofrochester.gov](mailto:thomas.kicior@cityofrochester.gov), 585-428-7762

**Notes:** Waiting for applicant to submit revised drawings

**PROJECTS IN NEED OF COMMITTEE CONSULTATION:**

None